



CITY OF BEAVERTON
Community Development Department
Development Services Division
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420
Fax: (503) 526-3720
www.beavertonoregon.gov

PUBLIC HEARING NOTICE

Conditional Use, Design Review II, Parking Determination

Hearing Date: June 16, 2010 Hearing Body: Planning Commission

Project Name:	Conestoga Recreation Center Expansion
Case File No.:	CU2010-0001, DR2010-0009, PD2010-0002
Summary of Application:	<p>The applicant proposes to construct building additions to the existing THPRD recreation and aquatic center to provide locker rooms, meeting rooms, storage space, and an outdoor spray pad. New square footage will be 8,305 square feet. The renovated and expanded facility will be total approximately 56,000 square feet.</p> <p>The request consists of three (3) applications: Conditional Use, Design Review II, and Parking Determination. The Conditional Use application is a request for a conditionally permitted parking lot in the Urban Standard Density (R7) zoning district. The scope of the Design Review II application will review the specific design layout of the parking lot, lighting, retaining walls, landscaping, and associated design elements. The Parking Determination application will review the proposed shared parking between Conestoga Recreation Center and Southridge High School.</p>
Project Location:	<p>The site is located on the northwest corner of SW 125th and Conestoga. Washington County Assessor as Map 1S128DD, Tax Lot 00200 & 00300. The total site occupies approximately 36.79 acres.</p>
Zoning & NAC:	Urban Standard Density: R7/ South Beaverton NAC
Applicable Development Code Criteria:	<p><i>Conditional Use</i> Section 40.15.15.3.C, <i>Facilities Review</i> Section 40.03, Section 40.03 <i>Design Review II</i> Section 40.20.15.2.C, <i>Shared Parking Determination</i> Section 40.55.15.2.C</p> <p><i>The following policies of the Comprehensive Plan apply to a proposed New Conditional Use:</i> Land Use Element policy 3.13.3; Transportation policies 6.1-3; Public Facilities and Services Element, 5.8.1.a & b, Environmental Quality and Safety Element, 8.4.1.a & b</p>
Hearing Place & Time:	<p>Planning Commission hearing: June 16, 2010 City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, beginning at 6:30 p.m.</p>
Staff Contact:	Anjanette Simon 503.526.2419 / asimon@ci.beaverton.or.us

Mailed written comments to the Commission should be sent to the attention of Anjanette Simon, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, May 28, 2010. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two

(2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: May 26, 2010

The Facilities Review Committee is not a decision-making body, but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.